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REFER TO FILE
Schropp

May 26, 1995

Dick Jones
Agriculture Industries
P.O. Box 1076
West Sacramento, CA 95691
Fax 916/372-5615

Re: Schropp Farms
3800 Mountain House Road, Byron, CA

Dear Mr. Jones:

Enclosed please find copies of the following documents from Gerry Tintle of Shell Oil received by our office today:

Site Access Agreement
PiCES' Work Summary

Please review the enclosed and contact our office with any comments or suggestions. As stated in the cover letter, work is slated to begin at the site as soon as the Access Agreement is finalized.

As always, if you have any questions or require further clarification please feel free to contact our office.

Sincerely yours,

GARRISON LAW CORPORATION


Jan Sutterfield
Legal Assistant

Enclosures

✓ cc: Steve Muir (w/ Work Summary)

Shell Oil Products Company



P. O. Box 4848
611 N. Brookhurst Street
Anaheim, CA 92803

May 24, 1995

Mr. Greg Garrison
Attorney at Law
Garrison Law Corporation
P.O. Box 307
Half Moon Bay, CA 94019

Dear Mr. Garrison:

ALAMEDA COUNTY, CALIFORNIA
VALLEY PIPELINE SYSTEM
R/W 2A-323
SCHROPP FARMS CONTAMINATION CLAIM

Enclosed for your approval and execution by the appropriate Schropp Farms authority are the original and one copy of a proposed Site Access Agreement whereby Schropp Farms grants Shell a license to enter upon Schropp's property on the easterly side of Mountain House Road in Alameda County, California to perform various investigative and remedial activities as outlined in the enclosed Pices and Associates document titled "Scope of Work Summary".

Please note that Pices has attached to its Work Summary a timeline schedule of events to occur over a period of about six months with what remains to be done predicated on Shell obtaining site access in the next two weeks.

Following execution by Schropp Farms, please return both document copies to me for execution by the appropriate Shell authority.

Should you have questions, please contact me in Anaheim at 714/520-3737.

Very truly yours,

A handwritten signature in cursive script, appearing to read "G. F. Tintle".

G. F. Tintle
Senior Land Agent

Enclosures



Scope of Work Summary

Page No. 1

PICES field investigation of the former Shell Oil Company pipeline within the Schropp property boundaries will include the following activities. A description of each activity is summarized as follows:

Regulatory Agency Notification

- Local regulatory agencies will be contacted to inquire about existing documentation pertaining to reported releases of hazardous materials.

Site Access

- Shell Pipe Line Corporation (SPLC) will attempt to secure access to the site for soil sampling and remediation purposes.

Field Investigation

- Soil Sample Collection and Handling
 - Soil samples will be collected using a van-mounted Geoprobe Systems Probe-Drive sampler.

The Probe-Drive sampler is a small-bore (i.e., less than 1 inch diameter) soil sampler that is attached to the leading end of a metal probe rod which is driven into the subsurface. At the desired sampling depth, the sampler cutting head is exposed by removing a stop-pin and the drive head of the sampler assembly. After the sampler assembly cutting head has been exposed, the sampler is again driven forward, this time collecting soil in a two-foot-long acetate sample tube. The assembly is then brought back to the surface and the soil sample removed from the assembly.
 - Once collected, soil samples will be screened for volatile organic chemicals (VOCs) using a Photovac Model TIP Organic Vapor Meter (OVM) calibrated to a benzene standard. The OVM readings will be recorded on field logs.
 - The collected soil samples will be sealed with plastic end caps, labeled, and immediately stored in a dry-ice chilled sample cooler. Prior to being sealed, the sample will be logged and classified in accordance with the Unified Soil Classification System (USCS).
 - Once soil sampling is completed, the borehole will be backfilled with bentonite grout.
- Soil Sample Laboratory Analysis:
 - Soil samples will be selected for laboratory analysis based on their observable physical characteristics and the VOCs screening results.
 - The selected soil samples will be submitted for laboratory chemical analysis under chain-of-custody protocol.



Scope of Work Summary

Page No. 2

Field Investigation (continued)

- Soil samples will be submitted to a State-certified laboratory for chemical analysis to include:
 - Total Recoverable Petroleum Hydrocarbons (EPA Method 418.1)
 - Total Petroleum Hydrocarbons as gasoline and diesel (EPA Method 8015 Modified for gasoline and diesel)
 - Benzene, toluene, ethylbenzene, and total xylenes (EPA Method 8020)
- Mountain House School Property Soil Sampling (contingent on obtaining site access)
 - Collect two soil samples (SB-7 and SB-8) west of Mountain House Road (Plate 1).

Soil samples will be collected from 6 feet below grade surface (bgs) and at 2-foot intervals thereafter up to a total depth of 18 feet bgs (approximate depth of groundwater) if warranted by screening measurements.
- Schropp Ranch Property Soil Sampling
 - Collect a minimum of 32 statistically selected soil samples along the former Shell pipeline within the Schropp property boundary (Plate 1).

All statistically selected soil sampling points will be collected along the former pipeline at a depth of 6 feet bgs. If soil screening measurements indicate evidence of hydrocarbon contamination, samples will be collected at 2-foot intervals to groundwater or until soil screening measures nondetectable hydrocarbon levels.

The total number of samples required for assessment of crude oil contamination along the former pipeline is dependent on the acceptable level of not detecting contamination of a defined size. PICES has selected a maximum distance between sampling points of 100 feet.

Work Plan Preparation/Finalization

- A work plan will be prepared following the field investigation activities.
 - The work plan will address remedial alternatives for previously identified hydrocarbon impacted soil and present a monitoring program for any associated groundwater contamination.
 - A summary of the field activities and laboratory results for the collected soil samples will be prepared.
 - The final work plan will include the proposed remedial alternatives for hydrocarbon impacted soil, present a monitoring program for any associated groundwater contamination, and a summary of field activities and soil sample laboratory results as an attachment.
 - The final work plan will be submitted to the Regional Water Quality Control Board, Central Valley Region for approval prior to implementation of remedial actives.



Scope of Work Summary

Page No. 3

Remedial Field Work/Soil Remediation/Well Installation

- Field work conducted during the remedial activities include:
 - Excavation of crude oil contaminated soil.
 - Transportation of contaminated material to a hazardous waste treatment facility where it will undergo thermal degradation treatment to nondetect levels and recycled as road-base aggregate.
 - Backfilling of the excavation with native material.
 - Installation of groundwater monitoring wells.

Final Report

- A complete report that summarizes the remedial field activities and laboratory results will be prepared. The report will evaluate data gathered during this and previous field investigations.

The data will be summarized in a readable format in tables and displayed on a site plan. Soil classification logs, laboratory reports and chain-of-custody records will be provided as an appendix for future reference.

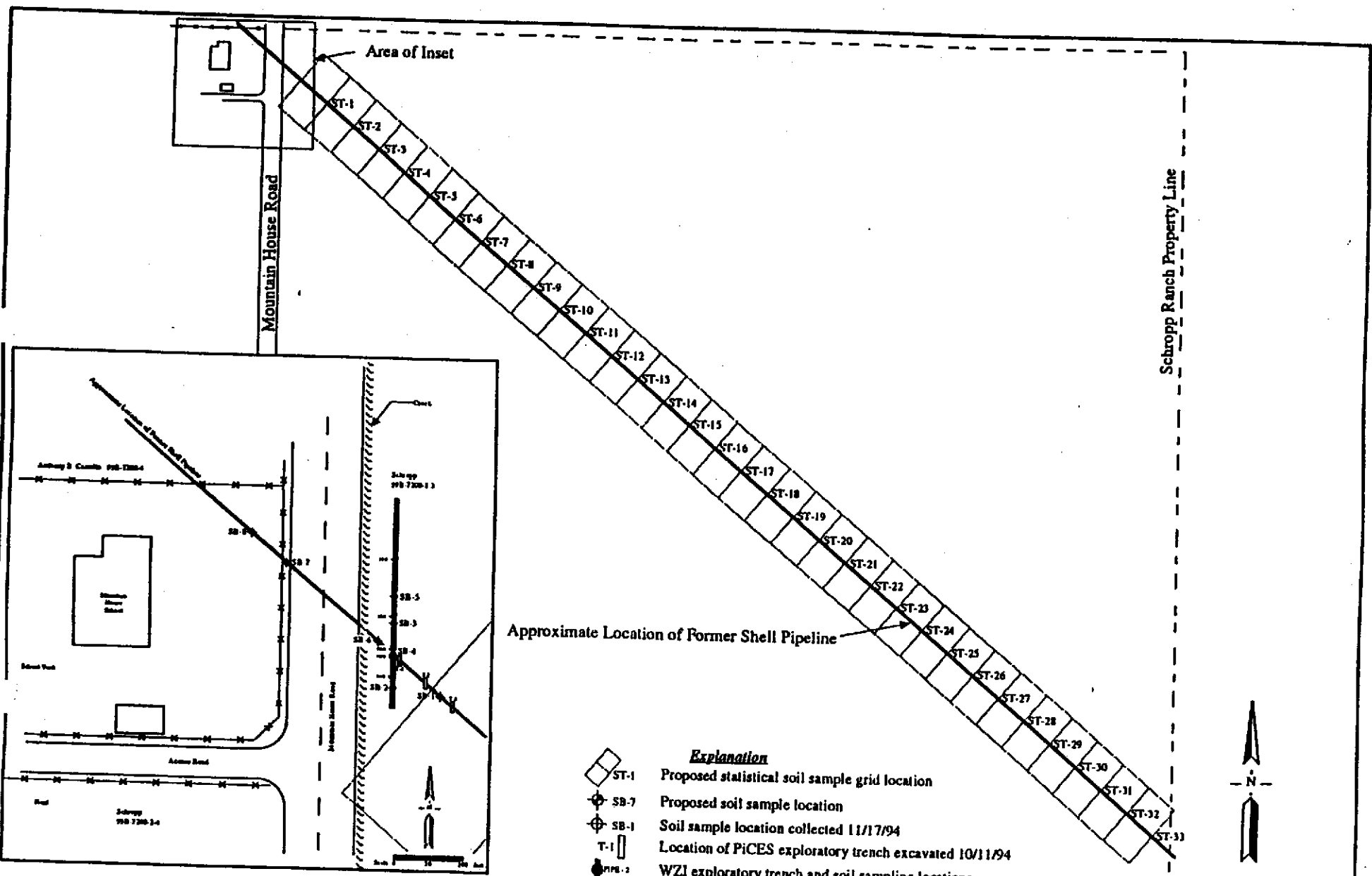
Groundwater Monitoring

- Groundwater samples will be collected on a quarterly basis from the installed monitoring wells.

Groundwater samples will be submitted under chain-of-custody protocol to a State-certified laboratory for chemical analysis to include:

- Total Recoverable Petroleum Hydrocarbons (EPA Method 418.1)
- Total Petroleum Hydrocarbons as gasoline and diesel (EPA Method 8015 Modified for gasoline and diesel)
- Benzene, toluene, ethylbenzene, and total xylenes (EPA Method 8020)

Quarterly reports presenting the results and conclusions of ground-water monitoring and sampling will be issued.



Approximate Location of Former Shell Pipeline

- Explanation**
- ◇ ST-1 Proposed statistical soil sample grid location
 - ⊕ SB-7 Proposed soil sample location
 - ⊕ SB-1 Soil sample location collected 11/17/94
 - T-1 Location of PICES exploratory trench excavated 10/11/94
 - ⊕ WZ-1 WZI exploratory trench and soil sampling locations



Scale 0 200 400 feet



PROFESSIONAL INTEGRATED CONSULTING
& ENVIRONMENTAL SERVICES
"A Pledge to Quality"

SITE MAP
Agricultural Industries Inc. (Schropp Ranch)
3880 Mountain House Road
Byron, California

PLATE
1

DRAWN CME	PROJECT NUMBER 405-005	APPROVED	DATE 5/95	REVISED	DATE
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